



# City of Loma Linda Official Report

Floyd Petersen, Mayor  
Stan Brauer, Mayor pro tempore  
Robert Christman, Councilmember  
Robert Ziprick, Councilmember  
Charles Umeda, Councilmember

COUNCIL AGENDA: July 26, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Rolland R. Crawford, Division Chief/Fire Marshal

SUBJECT: 2005 Spring Weed Abatement Program  
Report of Proceedings / Account of Costs

## **RECOMMENDATION**

That the City Council: Receive the report of the 2005 Spring Weed Abatement Program, approve the report and accounting of costs, and adopt the accompanying Resolution establishing liens on properties.

## **BACKGROUND**

The Uniform Fire Code, 2000 edition, adopted and amended by Loma Linda Municipal Code Chapter 15.28 establishes the authority for removing combustible vegetation when it is determined to be a fire hazard. Section 1103.2.4 states "Cut or uncut weeds, grass, vines and other vegetation shall be removed when determined by the chief to be a fire hazard. When the chief determines that total removal of growth is impractical due to size or environmental factors, approved fuel breaks shall be established. Designated areas shall be clear of combustible vegetation to establish the fuel break."

## **ANALYSIS**

The Spring weed abatement program began on April 4, 2005 with initial inspections of parcels. Pursuant to Sections 103.4.1.1 and 103.4.1.4 of the Uniform Fire Code, 188 Notices to Clean Property (see Exhibit "A") were sent by regular mail on April 11, 2005 to the owners of those properties, which contained combustible vegetation. Follow-up inspections began on April 26, 2005. If abatement had not been accomplished by the owner by the start of follow-up inspections, or if arrangements for a time extension had not been made with this Office, the parcel was placed on an abatement list, which was given to the City's contractor for initiation of the abatement work. Combustible vegetation was abated on 43 parcels. Parcels abated by the City's

contractor are listed on Exhibit "B". Upon completion of the abatement work payment was made to the contractor.

On June 22, 2005 an invoice specifying the cost of the work performed by the contractor, plus the City's administrative fee, was mailed to the owner of each parcel giving them the opportunity to make payment of the bill prior to July 26, 2005. (see Exhibit "C"). Owners also have the opportunity to appear at the hearing to ask questions on or dispute any bills or proceedings.

Subsequent to the July 26, 2005 hearing and Council action, the Report of Costs, with accompanying Resolution (see attached), will be forwarded to the Property Tax Division of the San Bernardino County Auditor/Controller-Recorder for collection as a lien on the property.

### **ENVIRONMENTAL**

No adverse environmental impact. The Weed Abatement program removes weeds and flammable vegetation that are deemed to present a fire hazard.

### **FINANCIAL IMPACT**

Recovery of abatement costs plus administrative fees are outlined on Exhibit "B".

### **ATTACHMENTS**

- Exhibit A: Copy of Notice to Clean Property
- Exhibit B: Copy of List of Parcels Abated by City with costs
- Exhibit C: Copy of Invoice
- Copy of Resolution Adopting Report and Statement of Expenses and Imposing a Lien Upon Property for payment.



# City of Loma Linda

25541 Barton Road, Loma Linda, California 92354-3160 • (909) 799-2800 • FAX (909) 799-2890

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## NOTICE TO CLEAN PROPERTY

**April 11, 2005**

**Assessor Parcel No:**

**Location:**

Under the provisions of the Uniform Fire Code, 2000 edition, adopted and amended by Loma Linda Municipal Code Chapter 15.28, an inspection of the property listed above has been performed by this Department. Based upon the inspection, a fire hazard has been determined to exist on the property pursuant to the provisions of Uniform Fire Code Section 1103.2.4. Notice is hereby given that any weeds, tumbleweeds, grasses, vines, dead shrubs, dead trees, tree or other types of trimmings, or other combustible materials or debris present on your lot, field or parcel of land are a fire hazard or in all probability will become a fire hazard, and as such must be removed or abated. Additionally, combustible material must be cleared away from any road or street for a distance of 10 ft.

The combustible vegetation or material on your property must be removed or abated in an acceptable manner by **April 25, 2005**. Failure to remove or abate by this date will be cause for the City of Loma Linda or its designated contractor to enter onto the property to accomplish the abatement. In addition to the costs for cleaning, you will also be assessed an administrative fee of 30% of the cost of the work or \$100, whichever is greater. Failure to pay the charges will cause a tax lien to be placed against the property.

Due to uncontrolled regrowth, a second or third clean up of the property may be necessary during the year. Property owners are advised that it is their responsibility to maintain their property in good condition and that any regrowth during the year may be subject to removal without further notice if determined to be a fire hazard.

This Notice is given pursuant to the provisions of Uniform Fire Code Sections 103.4.1.1 and 103.4.1.4, and requires action to remove the hazard which endangers life or property. For further information, please call (909) 799-2858.

You as owner, occupant or person otherwise in charge of the property may appeal to the Fire Marshal of the City of Loma Linda any of the requirements of this Notice pursuant to Loma Linda Municipal Code Section 2.08.030. Such an appeal shall be in writing and shall be submitted only after all reasonable efforts to resolve the matter have been exhausted with the staff of this Department. Said appeal may include any arguments why the property should not be declared a fire hazard and abated by the City. Any appeal shall be submitted to this Department within ten (10) calendar days from the date of this Notice.

If you are no longer the owner of this property or are in the process of selling it, please inform the new owner of this Notice, and advise this Department in writing of the date the title change occurred and the name and address of the new owner.

ROLLAND M. CRAWFORD  
DIVISION CHIEF/FIRE MARSHAL

By:   
GERALD F. PATTERSON  
FIRE PREVENTION INSPECTOR

CITY OF LOMA LINDA  
FIRE HAZARD REDUCTION  
WEED ABATEMENT GUIDELINES

**MINIMUM PROPERTY CLEANING REQUIREMENTS:**

**PROPERTY UP TO ONE (1) ACRE IN SIZE:**

1. Disking, mowing or handwork is acceptable.

**NOTE:**

- A. Disking shall be done with an approved type offset disc at sufficient depth to place the weeds under the finished soil surface. Disking twice may be required if the soil does not mix with the weeds properly.
- B. Mowing must be done in such a manner that all remaining weeds/vegetation shall not exceed 4 inches in height (Property that is mowed may be subject to substantial regrowth).
- C. Weed whacking or other forms of handwork should be done when it is impractical to disc or mow due to excessive slope, or when there are obstructions such as trees, shrubbery, fences, buildings or other structures.

**PROPERTY OVER ONE (1) ACRE IN SIZE:**

1. Disking or mowing is acceptable; see above.
2. Firebreaks are permitted only when the parcel is not located within 500 ft. of a residential district. Firebreaks shall be a minimum of 50 feet in width, shall extend around the complete perimeter, shall include 50 feet "crosscut" firebreaks, and shall be cleared of all combustible vegetation to establish a fuel break. Any remaining area that has not been disked or cut shall not exceed one (1) acre in area.

**PROPERTY IN HILLSIDE RESIDENTIAL DISTRICTS:**

1. Remove and clear away all flammable vegetation and combustible growth from areas within 30 feet of all buildings or structures.  
**EXCEPTION:** Single specimens of trees, ornamental shrubbery or similar plants used as ground cover do not need to be removed provided that they do not form a means of rapidly transmitting fire from the native growth to any structure. Landscaping and trees do not need to be removed provided they are maintained and watered on a regular basis.
2. Provide additional fire protection by removing brush, flammable vegetation and combustible growth located from 30 to 100 feet from buildings or structures due to extra hazardous conditions caused by excessive slope, etc.  
**EXCEPTION:** Grass and other vegetation located more than 30 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion. Landscaping and trees do not need to be removed provided they are maintained and watered on a regular basis.

*Please be advised you may be held liable for costs associated with any fire suppression activities that occur on your property that result from dry vegetation or other types of combustible material remaining on the property.*

# EXHIBIT "B"

## Spring 2005 Weed Abatement Program Summary of Costs Parcels Abated by City and Costs Not Paid by Property Owner

Parcel Number	Disking Date	Disking Area (Lot/Acre)	Disking Cost	Hand Work Date	Hand Work Hours	Hand Work Cost	Abatement Cost	Administrative Charges	Total Due
0281 091 41 0000	5-7-05	1	\$40.00	5-13-05	1	\$60.00	\$100.00	\$100.00	\$200.00
0281 242 09 0000	5-9-05	1	\$40.00	5-13-05	0.5	\$30.00	\$70.00	\$100.00	\$170.00
0281 242 18 0000	5-9-05	1	\$40.00	5-13-05	0.5	\$30.00	\$70.00	\$100.00	\$170.00
0281 242 22 0000	5-9-05	1	\$40.00	5-13-05	1	\$60.00	\$100.00	\$100.00	\$200.00
0281 242 26 0000	5-9-05	1	\$40.00	N/A	0	\$0.00	\$40.00	\$100.00	\$140.00
0281 242 27 0000	5-9-05	1	\$40.00	N/A	0	\$0.00	\$40.00	\$100.00	\$140.00
0281 381 13 0000	5-10-05	2	\$80.00	6-1-05	1.5	\$90.00	\$170.00	\$100.00	\$270.00
0283 092 18 0000	5-9-05	1	\$40.00	5-13-05	1.5	\$90.00	\$130.00	\$100.00	\$230.00
0283 092 32 0000	5-9-05	1	\$40.00	5-13-05	1.5	\$90.00	\$130.00	\$100.00	\$230.00
0283 114 26 0000	5-9-05	1	\$40.00	5-13-05	0.5	\$30.00	\$70.00	\$100.00	\$170.00
0283 141 09 0000	N/A	0	\$0.00	5-25-05	2	\$120.00	\$120.00	\$100.00	\$220.00
0283 141 13 0000	5-9-05	1	\$40.00	N/A	0	\$0.00	\$40.00	\$100.00	\$140.00
0283 161 03 0000	5-9-05	1	\$40.00	5-24-05	1	\$60.00	\$100.00	\$100.00	\$200.00
0283 162 23 0000	5-9-05	1	\$40.00	N/A	0	\$0.00	\$40.00	\$100.00	\$140.00
0283 162 24 0000	5-9-05	1	\$40.00	5-24-05	0.5	\$30.00	\$70.00	\$100.00	\$170.00
0283 162 26 0000	5-9-05	1	\$40.00	5-24-05	1.5	\$90.00	\$130.00	\$100.00	\$230.00
0283 181 35 0000	5-9-05	1	\$40.00	5-13-05	1	\$60.00	\$100.00	\$100.00	\$200.00
0283 192 38 0000	5-9-05	1	\$40.00	N/A	0	\$0.00	\$40.00	\$100.00	\$140.00
0283 215 05 0000	5-9-05	1.89	\$75.60	5-25-05	2	\$120.00	\$195.60	\$100.00	\$295.60
0283 215 06 0000	5-9-05	1	\$40.00	5-25-05	0.5	\$30.00	\$70.00	\$100.00	\$170.00
0284 041 39 0000	5-10-05	1	\$40.00	5-25-05	1	\$60.00	\$100.00	\$100.00	\$200.00
0284 071 16 0000	N/A	0	\$0.00	5-26-05	1	\$60.00	\$60.00	\$100.00	\$160.00
0284 071 18 0000	N/A	0	\$0.00	5-26-05	1.5	\$90.00	\$90.00	\$100.00	\$190.00

Spring 2005 Weed Abatement Program  
Summary of Costs  
Parcels Abated by City and Costs Not Paid by Property Owner

0284 071 19 0000	N/A	0	\$0.00	5-26-05	1.5	\$90.00	\$90.00	\$100.00	\$190.00
0284 071 22 0000	5-17-05	1	\$40.00	5-26-05	1	\$60.00	\$100.00	\$100.00	\$200.00
0284 161 18 0000	N/A	0	\$0.00	6-2-05	1	\$60.00	\$60.00	\$100.00	\$160.00
0284 161 30 0000	6-7-05	1	\$40.00	N/A	0	\$0.00	\$40.00	\$100.00	\$140.00
0284 161 31 0000	6-7-05	9	\$360.00	N/A	0	\$0.00	\$360.00	\$108.00	\$468.00
0284 171 23 0000	5-17-05	1.5	\$60.00	5-27-05	3	\$180.00	\$240.00	\$100.00	\$340.00
0284 211 18 0000	5-10-05	1	\$40.00	N/A	0	\$0.00	\$40.00	\$100.00	\$140.00
0284 221 13 0000	5-11-05	8.54	\$341.60	5-27-05	2	\$120.00	\$461.60	\$138.48	\$600.08
0284 221 15 0000	5-11-05	10.6	\$424.00	5-27-05	2.5	\$150.00	\$574.00	\$172.20	\$746.20
0284 351 74 0000	5-11-05	1	\$40.00	6-2-05	1	\$60.00	\$100.00	\$100.00	\$200.00
0284 351 75 0000	5-11-05	1	\$40.00	6-2-05	0.5	\$30.00	\$70.00	\$100.00	\$170.00
0284 351 76 0000	5-11-05	1	\$40.00	6-2-05	0.5	\$30.00	\$70.00	\$100.00	\$170.00
0284 561 17 0000	5-17-05	1	\$40.00	5-26-05	2	\$120.00	\$160.00	\$100.00	\$260.00
0292 121 56 0000	5-16-05	5	\$200.00	5-31-05	2	\$120.00	\$320.00	\$100.00	\$420.00
0292 121 72 0000	5-16-05	2.84	\$113.60	5-31-05	1	\$60.00	\$173.60	\$100.00	\$273.60
0292 121 81 0000	5-16-05	2.97	\$118.80	5-31-05	1	\$60.00	\$178.80	\$100.00	\$278.80
0292 122 26 0000	5-16-05	2.68	\$107.20	6-1-05	2	\$120.00	\$227.20	\$100.00	\$327.20
0292 122 27 0000	5-16-05	2.71	\$108.40	6-1-05	2	\$120.00	\$228.40	\$100.00	\$328.40
0292 122 32 0000	N/A	0	\$0.00	6-2-05	2.5	\$150.00	\$150.00	\$100.00	\$250.00
0293 052 23 0000	5-17-05	9.3	\$372.00	5-31-05	1	\$60.00	\$432.00	\$129.60	\$561.60

EXHIBIT "C"



# City of Loma Linda

25541 Barton Road, Loma Linda, California 92354-3160 • (909) 799-2800 • FAX (909) 799-2890

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## INVOICE

June 22, 2005

Assessor Parcel No.:

Location:

Under the provisions of the Uniform Fire Code, 2000 edition, adopted and amended by Loma Linda Municipal Code Chapter 15.28, a fire hazard that existed on the above real property was abated by City contractor.

The following amount is now due:

**Spring 2005**

Abatement Cost: \$

Administrative Charges: \$

**Total Due:** \$

Make checks payable to: City of Loma Linda - Weeds  
25541 Barton Road  
Loma Linda, CA 92354-3160

Payment must be received prior to **July 26, 2005** after which time a Public Hearing will be conducted to hear a Report of Cost. The Public Hearing is scheduled for **July 26, 2005** at 7:00 p.m. at the City of Loma Linda Council Chambers, 25541 Barton Road, at which time Total Charges will be assessed as liens against the above real property.

Any appeals for the abatement work performed or the amount billed above should be addressed to the City Council at the time of the Public Hearing.

ROLLAND M CRAWFORD  
DIRECTOR OF PUBLIC SAFETY/FIRE CHIEF

BY:

GERALD F. PATTERSON  
FIRE PREVENTION INSPECTOR

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LOMA LINDA ADOPTING A REPORT AND STATEMENT OF  
EXPENSES FOR THE SPRING 2005 WEED ABATEMENT  
PROGRAM AND IMPOSING A LIEN UPON PROPERTY FOR  
PAYMENT THEREFOR

WHEREAS, the Weed Abatement Program of the City of Loma Linda has been carried out in accordance with Municipal Code requirements; and

WHEREAS, the City Council has held a hearing on the statement of expenses for abatement of the nuisances and has heard and considered the staff report and all objections or protests;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Loma Linda as follows:

That the statement of expenses attached hereto as Exhibit "A" and incorporated herein by reference, is hereby confirmed and adopted as amended; and

That the statement of expenses (Exhibit "A") is fair, reasonable, and appropriate;

That the cost of the abatement work done or caused to be done by the City as shown on the statement of expenses is hereby ordered to be paid by August 9, 2005; and

That if said costs have not been paid by August 9, 2005, they shall constitute a lien upon the real property against which the nuisance was abated and shall be collected either by a personal civil suit against the person creating, causing or permitting the nuisance, or by a special assessment against the real property; and

That the City Clerk shall file a certified copy of this Resolution and report and statement of expenses as amended with the San Bernardino County Auditor, Assessor and Tax Collector, and shall direct the Auditor to enter the amounts of the charges contained in the report and statement of expenses against the real property described in the report and statement of expense; and

That the amount of the charges shall constitute a lien against the real property against which the charges have been imposed; and

That the Tax Collector shall include the amount of the charges on the bills for taxes levied against said real property and the same shall be collected in the same manner together with the general taxes for the City of Loma Linda, and shall be subject to the same penalties and interest.

**PASSED, APPROVED AND ADOPTED** this 26th day of July 2005 by the following vote:

Ayes:  
Noes:  
Absent:  
Abstain:

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Stan Brauer, Mayor pro tempore

ATTEST:

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Pamela Byrnes-O'Camb, City Clerk